

# Hillpoint HOA Newsletter



## News: Holiday Decoration Competition!

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On your mark, get set, decorate! Start planning for **The 1<sup>st</sup> Annual Hillpoint Holiday Decoration Competition!** Judging will take place during the week of **December 17**. 1<sup>st</sup> place = \$100 Lowes gift card. 2<sup>nd</sup> place - \$75 Lowes gift card. 3<sup>rd</sup> place = \$25 Lowes gift card. Classy wreaths, festive lights, reindeer, bring out your creative side! (careful, however, not to accidentally make the sequel to Chevy Chase's Christmas Vacation!) Please contact John Craig (484-0706 x404) if you are interested in being a judge.

## Two Thumbs Up: Meetings Are Productive!

**\*\*\*\*HOA MEETINGS ARE POSITIVE AND PRODUCTIVE!!!!** If you have not attended a homeowners' meeting in a while, you may want to try on again. John Craig has been with us for 2 years. Under John's leadership meetings are productive, positive, and informative. Come see for yourself. With his leadership, and the support of the advisory board and community members, here are some of our recent accomplishments:

- First Annual Community Day on June 23, 2007
- Street light installed at the corner of Hillpoint Blvd/Hillpoint Rd
- A NEW TRAFFIC SIGNAL will be installed by April 2008 at the corner of Godwin Blvd/Hillpoint Blvd South (see related article)
- Other projects are underway

Wish some things in the neighborhood were different or improved? Do you have some good ideas? We'd love to hear from you. Attend the next meeting or submit your input to [jcraig@unitedproperty.org](mailto:jcraig@unitedproperty.org)

## Household Tip: Recycling Drop-off Site



There are now TWO very convenient locations you can drop-off your recycling!!!

1. **\*\*NEW\*\*** At the corner of Route 10 and Burnett's Way (by the gas station)
2. At the vacant lot at the end of Kings Fork Rd (close to 460)

FYI - The curbside recycling program has been cut from the city's budget (<http://www.wtkr.com/Global/story.asp?S=6819975> )

For recycling details & more drop-offs

<http://www.spsa.com/recycling/recycling-dropoff.asp#7>

**Note from UPA Management: UPA updates**

**2008 PROPOSED BUDGET:** Management is in the process of preparing the 2008 Proposed Budget for consideration by Hillpoint Farms Board of Directors. As you may know from previous newsletters, a budget was not adopted for 2007 and did not allow management to order payment coupons for the current year. When the 2008 Budget is adopted, a copy will be mailed to all property owners and 2008 payment coupons will be ordered.

**COMMON AREAS:** The Developer of some of the common areas in Hillpoint Greens recently presented a Deed of Gift to the Association. Unfortunately, several of the areas were not landscaped prior to the transfer as previously agreed. Even though this is a formal act of transfer, the Developer has been asked to fulfill landscaping proposals made to the City of Suffolk when the project was first approved. This is to include Parcel 5, GPIN 253423900, more commonly known as the triangular area at the corner of Hillpoint Boulevard and Birdie Drive.

**VIOLATION REPORT:** Below is a list detailing the number of violation letters sent so far this year. It is part of the management contract that onsite inspections are performed once a week. The expectation is that these numbers will continue to decrease as the property owners address the violations and prevent future occurrences.

	Jan-July 2007	Aug – current 2007
Lawn/lot maintenance	54	28
Trailers/boats/rec vehicles parked in front of homes	17	7
More than one sign on property	16	9
Unapproved exterior alterations		3
Misc (unlicensed vehicles/basketball goals/trash cans)	7	5

**PROPOSED CHANGES TO THE HOMEOWNER DECLARATION OF COVENANTS AND RESTRICTIONS:** On September 24, 2007, a noticed Informational Meeting was held to review the Declaration of Covenants, Conditions and Restrictions for possible amendments, expansion and language clarification. These are the documents that govern your community standards and spell out what is and is not allowed in our community. It is advisable that these documents not be changed without community input, but it is not required. Please see Section IX for further explanation. You are encouraged to read and become familiar with the HOA Policy binder given to you when you purchased your home. Another meeting devoted to this discussion will be planned in the near future and all property owners are asked to come out and share their ideas and vision for the community.

**Questions about HOA dues, fence and architectural applications, or other UPA management items?**  
[Contact UPA http://www.hillpointhoa.com/page4.html](http://www.hillpointhoa.com/page4.html)

**Community: Traffic Signal**

The Hillpoint Community Developer is moving forward with the design and construction of a traffic signal at the intersection of Godwin Boulevard and Hillpoint Boulevard. The current schedule is:

- Construction plans to be submitted to the City for review.....September 7, 2007
- Plan review comments provided no later than.....September 21, 2007
- Approval of construction plans.....October 2, 2007
- Order of material (by developer).....October 2, 2007



Construction should begin between February and April 2008, and can usually be completed within 30 days. (Information per Eric Nielsen, Director of Public Works, City of Suffolk)

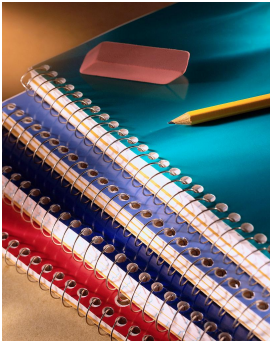
### Clubhouse News: Celebrate Special Events at the Clubhouse!



Weddings, Birthdays, Anniversaries, Holiday gatherings... Celebrate Special Events at the Clubhouse Banquet Room! You do not have to be a member to rent the clubhouse banquet room. Catering is also available. Be sure to plan ahead, as the beautiful views and great service makes the Clubhouse a first choice for many event planners. Interested? Contact the clubhouse at 757-539-4356, check out [www.nansemondrivergolfclub.com](http://www.nansemondrivergolfclub.com) or just stop by!

THE SECRET IS OUT!!! The clubhouse restaurant is open daily from 8 a.m. to 7 p.m. daily, and is open to the public. The food is great, and the casual, yet classy atmosphere can't be beat! One of the house favorites is the Homemade Chicken Salad for \$5.50. Monday thru Friday they have \$5.25 lunch specials (Shrimp, Flounder, and Chicken Parmesan)! Stop in and check them out!

### Did You Know...



The construction of Hillpoint Elementary School continues to be on schedule, and will be ready for students in time for the 2008-2009 school year! The block and brick are going up, and steel is being hung.

The school rezoning process has begun, and there will be another community input session in January. Exact details of the upcoming meeting will be published in the Suffolk News Herald, and in the January HOA Newsletter.

### Dates To Remember:

<b>Advisory Committee Meeting</b>	1 <sup>st</sup> week in November (ten.)
<b>Informational Meeting</b>	1 <sup>st</sup> week in December (ten.)
<b>Holiday Decoration Judging</b>	The week of December 17
<b>School Rezoning Meeting</b>	January
<b>Traffic Signal Installation</b>	Feb/April 2008 (Est.)
<b>HOA Dues</b>	October Assessments are now due. See page 4 for details.
<b>Newsletter Published</b>	January, April, July, October

***All meetings (unless otherwise noted) are held at the Open Door Church  
816 Kings Fork Rd, Suffolk, VA 23434 <http://www.odcsuffolk.org/>***

## October HOA Assessments are due

The assessment coupons have not been mailed because the 2007 proposed budget has not been approved by the Board of Directors. There are some issues involving the turn lanes on Hillpoint Boulevard and project funding. Since the Board of Directors is Declarant/Developer controlled, they may not approve the 2007 budget until the issues are resolved.

Residents will be assessed the 2006 quarterly assessments of \$60.00 until further notice. You will be notified if there is a change in this amount when the 2007 budget is adopted.

Please make sure to include your account number on your check. If you do not know your account number, please contact the association's office at 757-484-0706 ext 404 or email [jcraig@unitedproperty.org](mailto:jcraig@unitedproperty.org). Thank you for your patience.

- Option 1: Use the form below. Please include account number OR
- Option 2: Check your mailbox for a statement recently mailed to you.  
(account number is provided on the envelope)

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PLEASE RETURN TO:

Hillpoint Farms Homeowners' Association, Inc  
525 South Independence Boulevard, Suite 200  
Virginia Beach, Virginia 23452

FROM:

Name \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Account #: \_\_\_\_\_

DATE:

RE: October 2007 HOA Quarterly Payment

AMOUNT ENCLOSED: \$60.00

PLEASE RETURN TO:  
United Property Associates  
Attn: John Craig / Hillpoint Farms  
6550 Town Point Roads Suite 113  
Suffolk, VA 23435

Or fax to John Craig at 757-484-3217  
Or scan & email [jcraig@unitedproperty.org](mailto:jcraig@unitedproperty.org)

## HILLPOINT NEIGHBORHOOD WATCH PROGRAM

I/We the residents of Hillpoint Farms desire to institute a Neighborhood Watch Program. I/We believe that our community of 500 plus residents would benefit from a program that would limit crime, promote safety and add value to our community.

Signing the petition does not guarantee that the Neighborhood Watch Program will be started but it gives the City of Suffolk Police Department an indication of community interest.

NAME/SIGNATURE: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

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## FREQUENTLY ASKED QUESTIONS

**\*\* By signing in support at this time, you are not obligating yourself to anything - just helping us demonstrate that there is interest in our community for these programs.\*\***

If you have previously signed, you do not need to do so again now.

- Gathering signatures in support of the program is just the first step in the process of becoming a NW neighborhood.
- 70 % participation is required for the city to consider our membership. There are approx. 500 homes. We need approx. 350 households in support.
- Only need 1 signature per household.

**THANK YOU for your support!**